

IN RE: PETITION FOR ADMIN. VARIANCE

N/S Holly Beach Road, 1180' +/-
centerline of Henrietta Avenue
15th Election District
5th Councilmanic District
(2700 Holly Beach Road)

Theodore & Katherine D'Anna
Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 01-478-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Theodore & Katherine D'Anna, legal owners of that property known as 2700 Holly Beach Road in the Essex area of Baltimore County. The Petitioners herein seek relief from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 2 ft. in lieu of the required 50 ft. for an addition (attached garage). The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

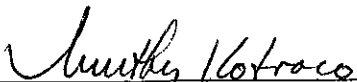
ORDER RECEIVED FOR FILING
Date 6/16/01
By J. P. Gannon

At the request of the Office of Planning, I will require that the Petitioners submit elevation drawings, along with a description of the building materials to be used, for their review and approval prior to building permit application.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 12th day of June, 2001, that a variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 2 ft. in lieu of the required 50 ft. for an addition (attached garage), be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) The Petitioners shall be required to submit elevation drawings, along with a description of the building materials to be used, to the Office of Planning for their review and approval prior to building permit application.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 6/12/01
By JR Jernstedt



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

June 12, 2001

Mr. & Mrs. Theodore D'Anna
2700 Holly Beach Road
Essex, Maryland 21221

Re: Petition for Administrative Variance
Case No. 01-478-A
Property: 2700 Holly Beach Road

Dear Mr. & Mrs. D'Anna:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure



CRITICAL FOODPLAIN



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2700 Holly Beach Rd.
which is presently zoned R.C. 5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3.B.2; BLZR, TO PERMIT

A SIDEYARD SETBACK of 2 ft. in LIEU of THE REQUIRED
50 ft. FOR AN ADDITION (ATTACHED GARAGE).

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Theodore V. D'Anna
Name - Type or Print

Theodore V. D'Anna
Signature

Katherine M. D'Anna
Name - Type or Print

Katherine M. D'Anna
Signature

2700 Holly Beach Rd. (410) 391-1087
Address Telephone No.

Essex MD 21221
City State Zip Code

Representative to be Contacted:

Ted D'Anna
Name

3401 E. Federal Street (410) 342-5795
Address Telephone No.

Baltimore MD 21213-4011
City State Zip Code

Public hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 01-478A

Reviewed By SLM Date 5-11-01

Estimated Posting Date 5-20-01

REC'D 9/15/98

ORDER RECEIVED FOR FILING

I wish to construct a garage on my property.
It will meet all of the permit requirements except
for zoning. My proposed garage is 27' wide, my lot
in that area is 77' wide for these reasons I am
asking to be allowed to construct my garage with a
2' setback on the Eastern boundary of my property and a
48' setback on the Western boundary in lieu of the
Required 50 Feet.

J. D.



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2700 Holly Beach Rd.
which is presently zoned R.C. 5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

A side yard set back of 2 Ft in lieu of the required
50 Ft for an addition. (Attached)
GARAGE

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Theodore V. D'Anna
Name - Type or Print

Theodore V. D'Anna
Signature

Katherine M. D'Anna
Name - Type or Print

Katherine M. D'Anna
Signature

2700 Holly Beach Rd. (410) 391-1087
Address Telephone No.

Essex MD 21221
City State Zip Code

Representative to be Contacted:

Ted D'Anna
Name

3401 E. Federal Street (410) 342-5795
Address Telephone No.

Baltimore MD 21213-4011
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 01-478A

Reviewed By SUM Date 5-11-01

Estimated Posting Date 5/20

REV 9/15/98

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2700 Holly Beach Rd.
Address
Essex MD 21221
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

I wish to construct a garage on my property which is 27' wide. My property is zoned R.C. 5 and my lot is only (77') wide. Therefore I am requesting to be allowed to construct my garage with a (2') set back on the Eastern boundary and a (48') set back on the Western boundary in lieu of the required 50 feet.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Theodore V. D'Anna
Signature
Theodore V. D'Anna
Name - Type or Print

Katherine M. D'Anna
Signature
Katherine M. D'Anna
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3rd day of May, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Theodore V. and Katherine M. D'Anna
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

5/3/2001
Date

Janie Beauchamp
Notary Public
My Commission Expires 5/1/2003

ZONING DESCRIPTION FOR 2700 HOLLY BEACH ROAD

Beginning at a point on the North side of Holly Beach Road which is 50 feet wide at the distance of 1180 feet plus or minus East of the centerline of Henrietta Avenue which is 50 feet wide. Being lot #33 in the subdivision of Holly Beach as recorded in Baltimore County Plat Book # 4, Folio # 182 containing 20,000 square feet also known as 2700 Holly Beach Road and located in the 15th Election District, 5th Councilmanic District.

J. D.

478

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

478
93835

DATE

5-10-01

ACCOUNT

CCF-006-6157

AMOUNT \$

50.00

RECEIVED
FROM:

T. D'ANNA

27001-6111
Baltimore

FOR:

(010) Ad. VAR.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

JK 127

PAID RECEIPT

PAYMENT ACTUAL TIME
5/11/2001 5/11/2001 09:29:29

REG 0003 CASHIER LWD LDW DRIVER 3
RECEIPT # 103778 OFLN

Dept 5 520 ZONING VERIFICATION
CR NO. 097835

Receipt Tot. 50.00

.00 OK 50.00 OK

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

Date: 5/17/01

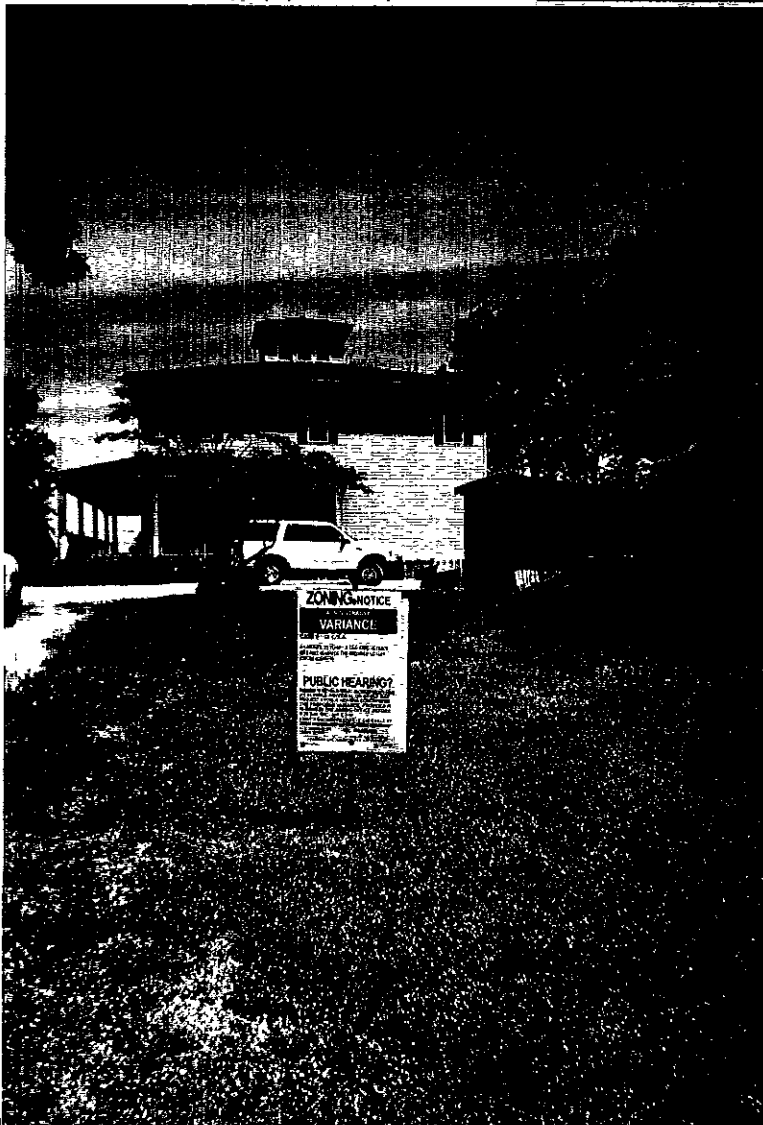
RE: Case Number 01-478-A

Petitioner/Developer: THEODORE D'ANNA

Date of Hearing/Closing: 6/4/01

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 2700 HOLLY BEACH ROAD

The sign(s) were posted on 5/15/01
(Month, Day, Year)



Bruce E. Doak
(Signature of Sign Poster)

BRUCE E. DOAK
(Printed Name of Sign Poster)

GERHOLD, CROSS & ETZEL
320 E. TOWSONTOWN BLVD.
(Street Address of Sign Poster)

TOWSON, MD 21286
(City, State, Zip Code of Sign Poster)

410-823-4470
(Telephone Number of Sign Poster)

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 478

Petitioner: THEODORE D'ANNA

Address or Location: 2700 HOLLY BEACH RD., ESSEX, Md. 21221

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: Same

Telephone Number: (410) 391-1087

Revised 2/20/98 - SCJ

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 478 -A Address 2700 Holly Beach Rd.
Contact Person: J. Mennery Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 5.11.01 Posting Date: 5/20 Closing Date: 6/4

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 01- 478 -A Address 2700 Holly Beach Rd.
Petitioner's Name Theodor D'ANNA Telephone 410-342-5795
Posting Date: 5/20 Closing Date: 6/4
Wording for Sign: A VARIANCE
To Permit A SIDEYARD SETBACK of 2ft.
IN LIEU of the Required 50ft. for an
ADDITION -



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 5, 2001

Katherine M & Theodore V D'Anna
2700 Holly Beach Road
Essex MD 21221

Dear Mr. & Mrs. D'Anna:

RE: Case Number: 01-478-A, 2700 Holly Beach Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 11, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning & Community Conservation	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: People's Counsel



AV
6/4

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: June 5, 2001

FROM: *RWB* Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 29, 2001
Item Nos. 461, 463, 464, 465, 466, 467,
469, 470, 472, 473, 474, 475, 478, 480,
483, and 006

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

June 5, 2001

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF May 21, 2001

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

461, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474,
477, 478, 479, 482, 483,

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



AV
6/4

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: June 8, 2001

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 2700 Holly Beach Road

INFORMATION:

Item Number: 01-478

Petitioner: Theodore V. D'Anna

Zoning: RC 5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

Elevation drawings, along with a description of the building materials to be used, should be submitted to the Office of Planning for review and approval prior to building permit application.

Prepared by: Mark A. Cunningham

Section Chief: Jeffrey W. Z...
AFK:MAC:

RECEIVED FOR FILING
Date 6/12/01
By R. J. [Signature]

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
N/S Holly Beach Rd., 1180 ft. *
+/- E of c/l Henrietta * ZONING COMMISSIONER
2700 Holly Beach Road *
15th Election District * OF BALTIMORE COUNTY
5th Councilmanic District *
Anthony Bialozynski, et ux * Case No. 97-173-A
Legal Owner *
Theodore V. D'Anna, Contract *
Purchaser - Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on a Petition for Variance for the property located at 2700 Holly Beach Road, in the Holly Beach Subdivision of eastern Baltimore County. The Petition was filed by Anthony Bialozynski and Donna Bialozynski, his wife, property owners and Theodore V. D'Anna, Contract Purchaser.

Variance relief is requested from Sections 1A04.3.B.3 and 304 of the Baltimore County Zoning Regulations (BCZR) to permit a dwelling with side yard setbacks of 10 ft. and 11 ft., in lieu of the required 50 ft. and to approve an undersized lot. The subject property and requested relief are more particularly shown on the plat to accompany the Petition for Variance, marked as Petitioners' Exhibit No. 1.

Appearing at the public hearing held for this case were Theodore V. D'Anna, co-Petitioner. There were no Protestants or other interested persons present.

Testimony and evidence presented at the hearing was that the subject site is .46 acres in area, zoned R.C.5. This is a waterfront property with frontage on Middle River in eastern Baltimore County. The property was owned by Anthony Bialozynski, but under contract of sale to Mr. D'Anna. Since the filing of the Petition but prior to the date of the hearing, settlement has occurred and Mr. D'Anna is now the owner.

The Petitioner indicated that he desires to construct a two story dwelling on the site. Presently, the lot is improved with an existing 1-1/2 story dwelling which will be razed. The dwelling presently on site is very old and in need of repair.

An examination of the site plan shows that the proposed dwelling will be situated in the center of the lot and that side yard setbacks of 10 ft. and 11 ft. will be maintained. The property is approximately 76 ft. wide at the building line.

Under the R.C.5 zoning classification, the Petitioner would be required to maintain a 50 ft. setback from the dwelling to the property line. Obviously, in view of the property's width, such a requirement cannot be met. Strict adherence to the regulations would render the lot unbuildable.

For this reason, it is clear that the variance relief should be granted. The Petitioner would suffer a practical difficulty if relief were denied in that the property could not be utilized for a permissible use.

Moreover, I find no adverse impact on the surrounding locale. In this regard, a letter from neighbors on both sides was submitted indicating that they do not object to a grant of the variance relief. Moreover, the Petitioner has filed a copy of the proposed building elevations to the Office of Planning for review. These elevations have been reviewed and approved.

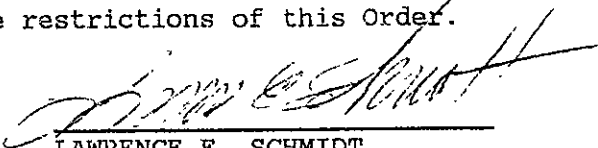
There are no comments in the file from the Department of Environmental Protection and Resource Management (DEPRM) regarding this site. Surely the property is within the Chesapeake Bay Critical Area in that same is a waterfront property. Thus, the Petitioner shall comply with any

recommendations and requirements of DEPRM as it relates to the proposed construction.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22nd day of November, 1996 that a variance from Section 1A04.3.B.3 and 304 of the Baltimore County Zoning Regulations (BCZR) to permit a dwelling with side yard setbacks of 10 ft. and 11 ft., in lieu of the required 50 ft., and to approve an undersized lot, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner shall comply with the Department of Environmental Protection and Resource Management (DEPRM) recommendations to be submitted upon completion of their review of this matter.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mnn

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

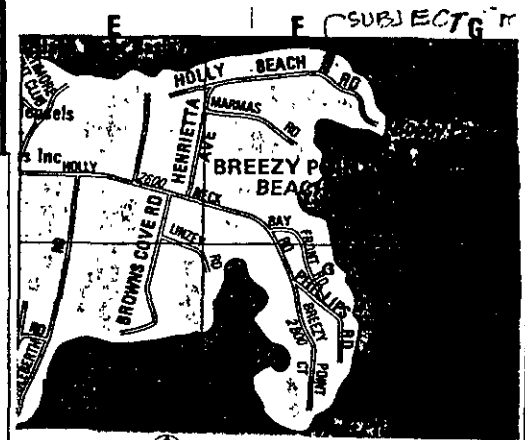
PROPERTY ADDRESS: 2700 Holly Beach Rd.

See pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Holly Beach

plat book # 4, folio # 182, lot # 33, section # N/A

OWNER: Theodore V. D'Anna



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

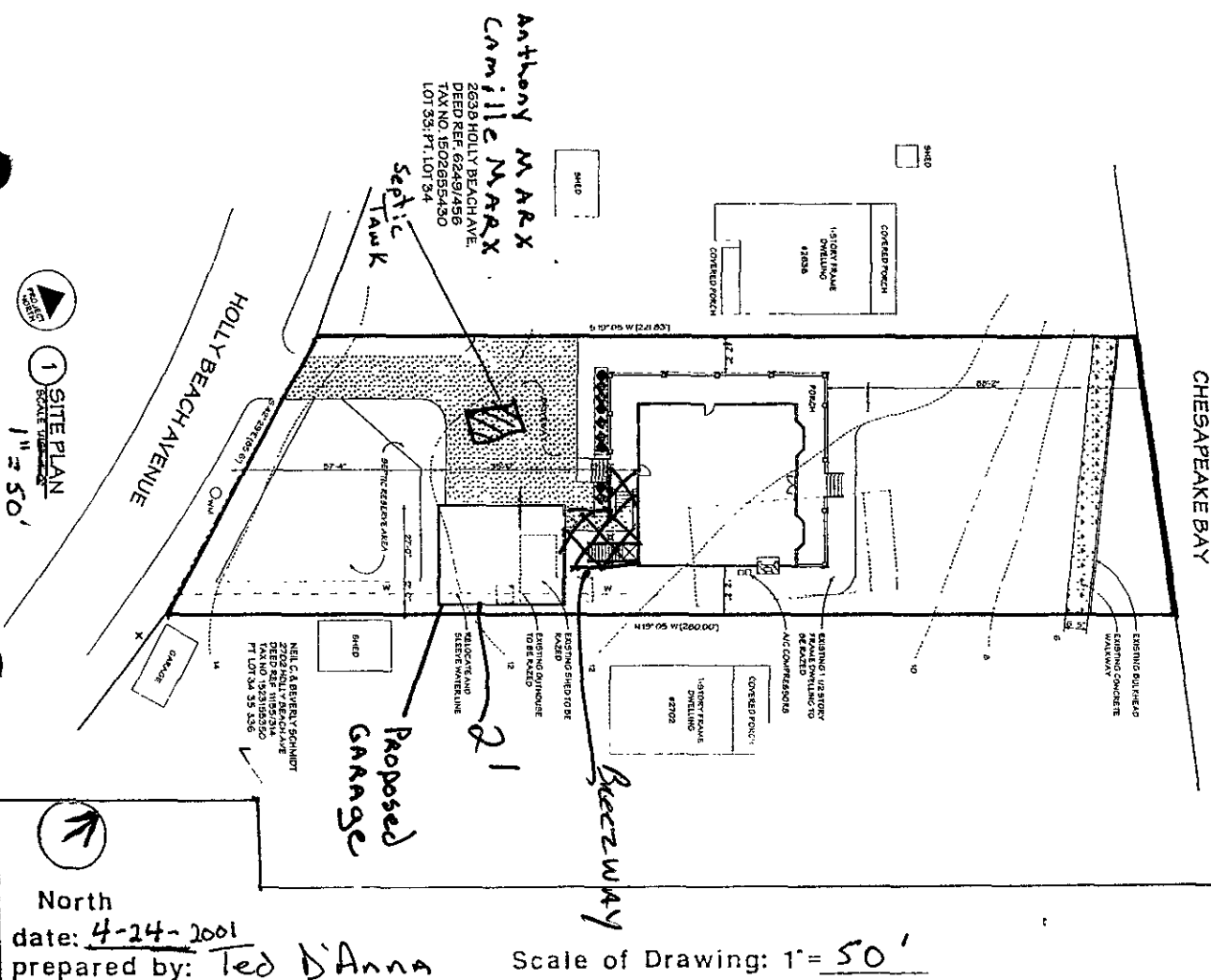
Election District: 15
Councilmanic District: 5
1"=200 scale map #: SE 2 K
Zoning: LC5
Lot size: .46 20,000
acres square feet

SEWER: ☐ public ☒ private
WATER: ☒ ☐

Chesapeake Bay Critical Area: ☒ ☐
Prior Zoning Hearings: See Attached
Case # 97-173-A (Item # 173)

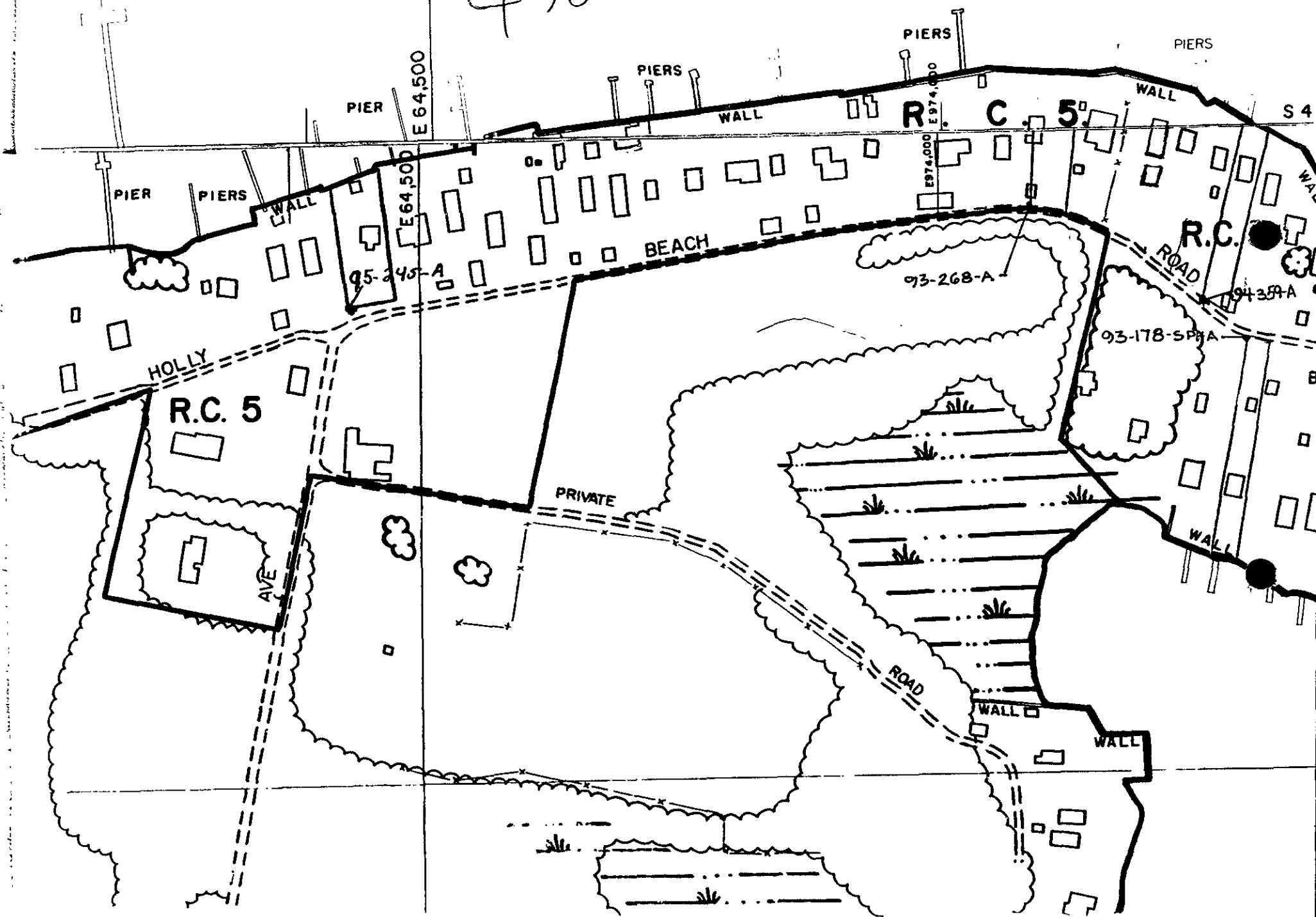
Zoning Office USE ONLY!

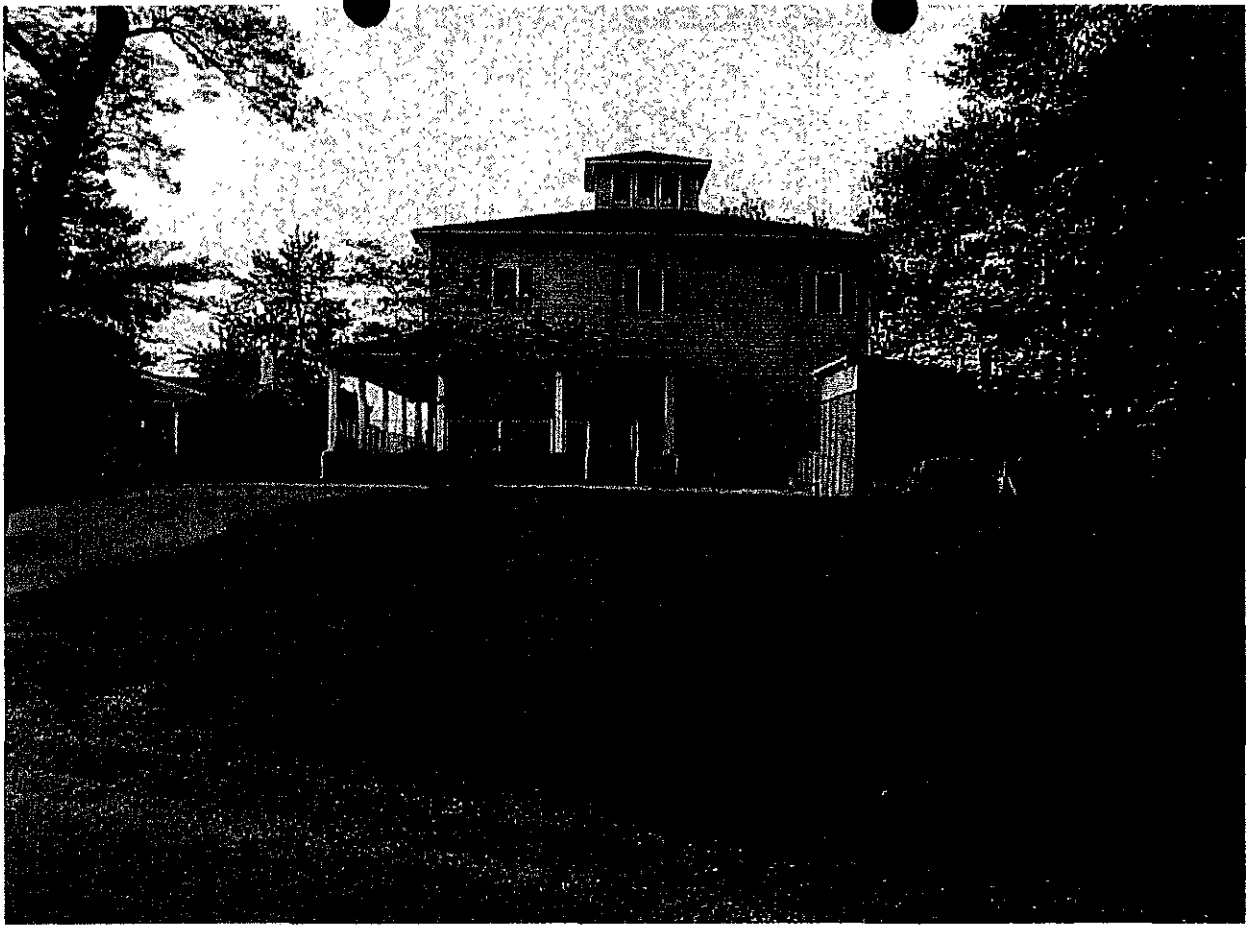
reviewed by: ITEM # CASE #:
DM 478



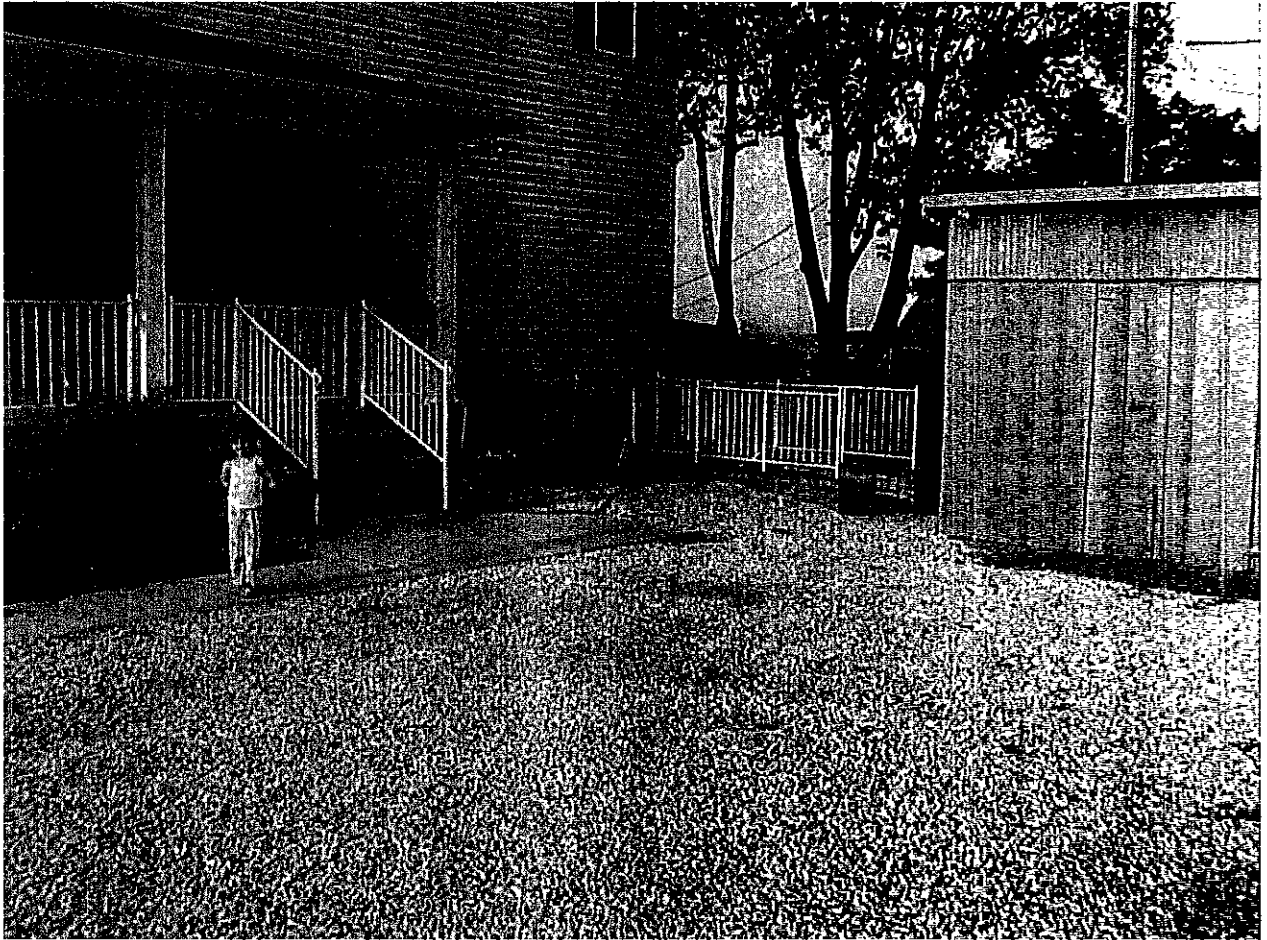
Det. Ex. #1

478 SE-2K

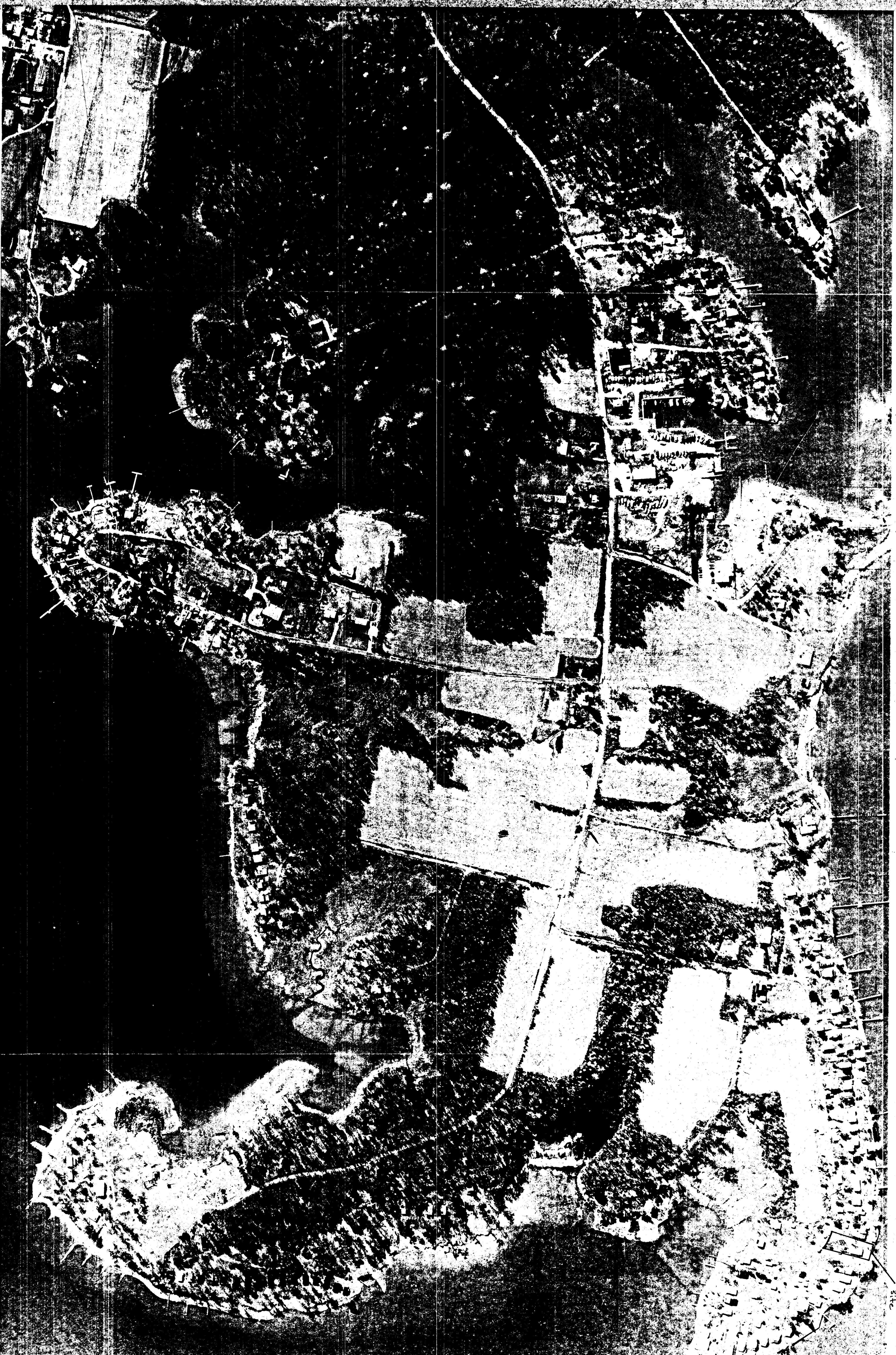




478



478



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	478	S. E.
DATE OF PHOTOGRAPHY JANUARY 1986	HOLLY MECK	2-K